ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

John Young
c/o DCP - NYC Department of City Planning Queens Office
120-55 Queens Blvd., Room 201
Kew Gardens, New York 11424

Re:	**Resilient Neighborhoods: Old Howard Beach**
CEQR No.	21DCP052Q
ULURP No(s).	210133 ZMQ
SEQRA Classification:	Unlisted
Queens Community District:	QN10

Dear Mr. Young,

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may have a significant adverse impact on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action would not have a significant adverse impact on the environment.

Enclosed is the Negative Declaration for CEQR No. 21DCP052Q, Resilient Neighborhoods: Old Howard Beach, including supporting statements for the finding that the proposed actions would not have a significant adverse impact on the environment. The Negative Declaration was issued on 10/19/2020.

Sincerely,

_____ _10/23/20_____
Olga Abinader, *Director* Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Melinda Katz, Queens Borough President
Queens Community Board QN10

Olga Abinader, *Director,* (212) 720-3493 | oabinad@planning.nyc.gov
Stephanie Shellooe, AICP, *Deputy Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271

NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

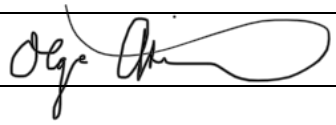
A detailed analysis of land use, zoning, and public policy is included in the EAS. The New York City Department of City Planning (DCP) proposes an amendment to the Zoning Map that would affect all or portions of 48 tax blocks in Old Howard Beach, Queens, Community District 10. The Old Howard Beach rezoning area is comprised of two areas: the first generally bounded by the Belt Parkway, the elevated A Train right-of-way, 160th Avenue, 95th Street, Shellbank Basin, 156th Avenue, and Killarney Street (excluding Huron Street); and the second bounded by 164th Avenue, Hawtree Basin, 165th Avenue, and 96th Street.

The proposed rezoning would replace existing R3-1and R3-2 zoning with R3X zoning to reinforce the one-and two-family detached character and more closely reflect the existing residences in terms of lot width. Additionally, the proposed rezoning would replace R3-2 zoning with R3-1 zoning to reflect the semidetached character of the block along Huron Street which differs from the detached building elsewhere in Old Howard Beach.

The proposed rezoning would limit density in communities vulnerable to flooding and ensure flood-resistant development that reflects neighborhood scale. The change in land use and zoning would not constitute a significant adverse impact.

A separate, but related Application -the citywide text amendment, Zoning for Coastal Flood Resiliency (ZCFR) (CEQR No. 19DCP192Y), is undergoing the Uniform Land Use Procedure (ULURP) and CEQR processes simultaneously with this proposal. The ZCFR proposal, which complements this application, comprises four main objectives identified as follows: to encourage resiliency throughout the city's 1% and 0.2% annual chance floodplains; support long-term resilient design of all building types by offering flexibility in the zoning framework; allow for adaptation over time through partial resiliency strategies; and facilitate future storm recovery by reducing regulatory obstacles. The proposed ZCFR text amendment updates 2013 and 2015 flood text provisions that were adopted to aid in Superstorm Sandy recovery.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Laura Kenny at +1 212-720-3419.

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Olga Abinader	DATE 10/16/20
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE 10/19/20
SIGNATURE 